

ASSIGNEE'S**SALE OF VALUABLE IMPROVED
FREE SIMPLE PROPERTY**

Under and by virtue of the power of sale contained in the Mortgage from Dean L. Thomas and Nancy Lorraine Himes Thomas, his wife, unto Fredericktown Bank & Trust Company, a body corporate, dated the 29th day of July, 1983, and recorded in Liber 1207, folio 845, among the Land Records for Frederick County, Maryland, the holder of the indebtedness as secured by the Mortgage having appointed Seymour B. Stern as Assignee by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, and default having occurred under the terms thereof, and pursuant to the Order by the Circuit Court for Frederick County, Maryland, filed for record in Civil No. 629E dated the 30th day of September, 1985, the undersigned Assignee will offer for sale at public auction, on

MONDAY, October 28, 1985**10:00 A.M.****AT THE****FREDERICK COUNTY COURTHOUSE
UNDER THE CLOCK TOWER**

All of the following real estate, together with improvements thereon, described in said Mortgage aforesaid, situate, lying and being in Frederick City, Frederick County, Maryland, being situate on the East side of North Bentz Street, fronting on said Street 21 feet, and running back for a depth of 92 feet, being known and designated as No. 422 North Bentz Street, Frederick, Maryland, and more particularly set forth in the Property Line Agreement dated the 25th day of July, 1985, and intended to be recorded among the Land Records for Frederick County, Maryland.

BEING all and the same real estate which was conveyed unto Dean L. Thomas and Nancy Lorraine Himes Thomas, his wife, by Berthe C. Rose and Edward F. Rose, Personal Representatives of the Estate of Edward W. Rose, by deed dated the 29th day of July, 1983 and recorded in Liber 1207, folio 843, among the Land Records for Frederick County, Maryland.

The above property is improved with a frame two (2) story row type dwelling with stone foundation, shingle roof and dirt cellar. The first floor living area consists of a living room, a dining room and kitchen with wood cabinets. The second floor living area consists of two (2) bedrooms with large closets, full bath and an attic. Dwelling has gas forced air type heat; telephone, electricity and natural gas services. Water and sewer are publicly furnished by the City of Frederick.

TERMS OF SALE: The above mentioned real property and improvements are to be sold in an "as is" condition, subject to liens and restrictions of record, if any. A deposit of Three Thousand Five Hundred and no/100 Dollars (\$3,500.00) in cash, certified check or other instrument acceptable to the Assignee will be required of the purchaser/purchasers to be paid at the time and place of sale. In the event the purchaser/purchasers fail to consummate the purchase in accordance with the terms of sale, the deposit or any part of it, may be forfeited at the option of the Assignee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland, unless settlement time is postponed at the sole option of the Assignee, and shall bear interest at the rate of fourteen percent (14%) per annum. Time is of the essence. All risk of loss following the date of sale shall be at the risk of the purchaser/purchasers. In the event of default, the property shall be resold at the cost and risk of the purchaser/purchasers and the Assignee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent and all other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District charges, if any, shall be adjusted to the date of sale and assumed thereafter by the purchaser/purchasers. All other costs and expenses of conveyancing are to be borne by the purchaser/purchasers.

There are no representations or warranties expressed or implied with respect to the condition of the property, title, lot size or the accuracy of any matters referred to in this advertisement.

SEYMOUR B. STERN,**ASSIGNEE****118 West Church Street****P.O. Box 703****Frederick, Maryland****(301) 663-5335****ROBERT J. KRESSLEIN****Attorney for Assignee****118 West Church Street****P.O. Box 703****Frederick, Maryland 21701****(301) 663-5335****TROUT AUCTIONEERS, INC.****15 North Court Street****Frederick, Maryland 21701****(301) 663-1555****Auctioneer****ACKNOWLEDGEMENT OF PURCHASE**

I/We do hereby acknowledge that
I/we have purchased the real
estate described in the advertise-
ment attached hereto at and for
the sum of Thirty four

Thousand
(\$ 34000) the sum of Three

Thousand Five Hundred and no/100
Dollars (\$3,500.00) having been
paid this date, and the balance of

Thirty one thousand five
hundred

(\$ 31,500) being due and
payable at the time of final settle-
ment, and I/we do further covenant
and agree that I/we will comply
with the terms of sale as expressed
in the advertisement attached
hereto.

WITNESS my/our hand(s) and
seal(s) this 28th day of October,
1985.

Samuel E. Galtner
Barbara J. Galtner
PURCHASER(S)

TROUT AUCTIONEERS, INC.By: Martha T. Strassburg

FILED

AUCTIONEER

OCT 31 3 10 PM '85

L. B. G. KELLER, CLERK